

ZONING REGULATIONS

405 Attachment 1

City of Versailles

District Schedule

[Ord. No. 1456, § 360, 1-5-1999; Ord. No. 1488, § 3, 3-7-2000; Ord. No. 18-002, 3-13-2018; Ord. No. 21-004, 3-9-2021; Ord. No. 21-017, 8-10-2021]

District	Basic Provisions	Special Exceptions That May Be Granted By The Board of Adjustment For Lot Size And Setbacks	Floor Area Per Unit (Minimum)	Minimum Limitations					Maximum Limitations	
				Lot Width	Lot Area (square feet)	Front Setback	Side Setback	Rear Setback	Total Lot Coverage	Height (Stories)
Residential										
"R-1"	Single-family dwellings	Churches, schools and accessory structures	1,000 square feet	56 feet	--	20 feet	10 feet	10 feet	50%	2.5
"R-2"	Two-family/single-family dwellings	Same as "R-1"	700 square feet	100 feet	--	20 feet	10 feet	10 feet	50%	2.5
"R-3"	Multiple-family dwellings	Private offices, clubs of noncommercial type, tourist rooms, local shopping facilities	700 square feet	75 feet	--	20 feet	10 feet	10 feet	50%	3
"R-4"	Manufactured or custom built single-family dwellings	Same as "R-1 "	--	--	--	15 feet	10 feet	15 feet	--	1.5
Commercial										
"C-1"	General Business District Commercial uses, shops and services including highway business	None								3

VERSAILLES CITY CODE

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				Lot Width	Lot Area (square feet)	Front Setback	Corner Side Yard	Rear Yard	Total Lot Coverage	Height (Stories)
Industrial										
"M-1"	Industrial Related District Research facilities, office buildings, uses not creating noise, heat or environment. All buildings shall have frontage on service roads with limited access to major highways. Roadsides and access points shall be clearly defined by suitable landscape treatment. Preliminary plans within 75% of completion shall be required for permission to construct.	None		75 feet	9,000	25 feet	10 feet	25 feet	35%	3
Agricultural										
"AG-1"	Any agricultural or rural farm use; sale of farm produce on premises	Same as "R-1"		100 feet		50 feet	25 feet	25 feet	50%	3